



Broadrib Leys Road, ESKDALE, VIC 3701

"BROADRIB" 266.34HA* / 658.1AC*

266.34 hectares, 658.13 acres

The property was managed as a dairy property for 5 generations of the same family, converting to beef cattle breeding and fattening approximately 25 years ago. At its peak the dairy milked 240 cows carrying replacement heifers. Irrigation formed part of the farming enterprise during this period. There are 30 acres of flood irrigation that can be utilised if required.

In 2016 the old 20 unit swing over dairy was decommissioned and replaced with significant infrastructure suited to beef production. This included filling and concreting a long rectangular dairy pit where the current cattle crush and race exists. A completely new cattle yard system was subsequently erected, including further concrete expansion of the rear section. Two 22,500 litre water tanks were also installed on a newly constructed pad along with the addition of under ground 2 inch agricultural pipe servicing 12 new stock troughs all gravity fed to parts of the farm.

There is an Onga pump beside the old vat room that pumps directly from the river and into the two mentioned tanks. Prior to 2016 cattle had complete access to the Mitta River. Since 2017 the entire river front has been fenced with only a small section in

TYPE: For Sale

INTERNET ID: 300P44990

SALE DETAILS

CONTACT AGENT

CONTACT DETAILS

Albury rural
297 Schubach Street
Albury, NSW
02 6021 3355

Reg Coulston
0418 118 207

front of the dairy being the only exception. Fencing has been a priority on 'Broadrib' since 2016 because breeding/genetics and biosecurity has been a major priority in the farming business.

The hill country tracks have been recently cleared in order to recommission the large bush area that has been underutilised for many years. Extensive cleaning and blackberry eradication commenced in 2017 and the hill country is now accessible. All existing bush tracks have also been cleared.

Soil improvement and pasture renovation (including cooch grass eradication on river country) has been a major focus since 2016. There have been significant inputs since then and increasing phosphorus (Olsen) has and will continue to be the focus for the short to medium term. There has been a significant improvement in cattle health and carrying capacity by eradicating problem areas of cooch over a 3 year period by repeat spraying, discing, fertiliser inputs and the sowing of annuals. Once certain paddocks are clean the view is to plant river country to permanent pasture thereby lowering the cost of production. The current program can be physically seen in paddock 21 (directly in front of the house) where new fences have been constructed. The front part of the paddock was heavily infested with cooch grass and first planted with annual Rye in March 2021 after extensive spraying, discing and laser grading. The rear of this paddock is now separated into two parts with the left side being sprayed out and disced in December 2021.

In 2019/20 the house was extensively renovated. Eaves replaced, new kitchen, bathroom and laundry, new footings under wet areas and kitchen, new flooring throughout, new double glazed windows throughout including a new Australian made heating and cooling system (Actron Air) throughout all rooms. In the rear of the house there is another water pump (from a well) that services the house and cattle troughs in in the front part of the farm.

There is an Agricultural Licence 11/08976 for 8HA (grazing)

Agricultural Licence 1108977 (water frontage for 48.10HA)

- Land Area 266.34 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1



